VIRGIN ISLANDS DEPARTMENT OF AGRICULTURE
COASTAL CONSISTENCY DETERMINATION REQUEST

DEMOLITION OF ADMINISTRATION BUILDING
ST. CROIX, U.S. VIRGIN ISLANDS

GRANT MANAGER: #88176
FEMA APPLICANT ID: #000-UB4BN-01
October 15, 2021

LOCATION OF PROJECT

The proposed demolition project is located on the western side of the island of St. Croix within the Virgin Islands Department of Agriculture (VIDA) of Estate Lower Love. Access to the VIDA complex grounds is between Routes 705 and 89 (east to west) along Queen Mary (Centerline Road) highway. The Administration Building is located prominently at the end of the main entrance drive to the complex.

The parcel of land occupied by VIDA is legally addressed as: Parcel No. 1 of Estate Lower Love, Prince Quarter, St. Croix, United States Virgin Islands, consisting of 74.434. U.S. acres, the said parcel being more particularly shown bounded and described in "Survey Map of Parcel No. 1 of Estate Lower Love.

A summary of location and ownership details are provided below:

Virgin Islands Department of Agriculture
1 Lower Love Estates
St. Croix, VI 00802
GPS Coordinates: 17.719805, - 64.803925
Estate Lower Love
Property ID: #4-06300-0402-00

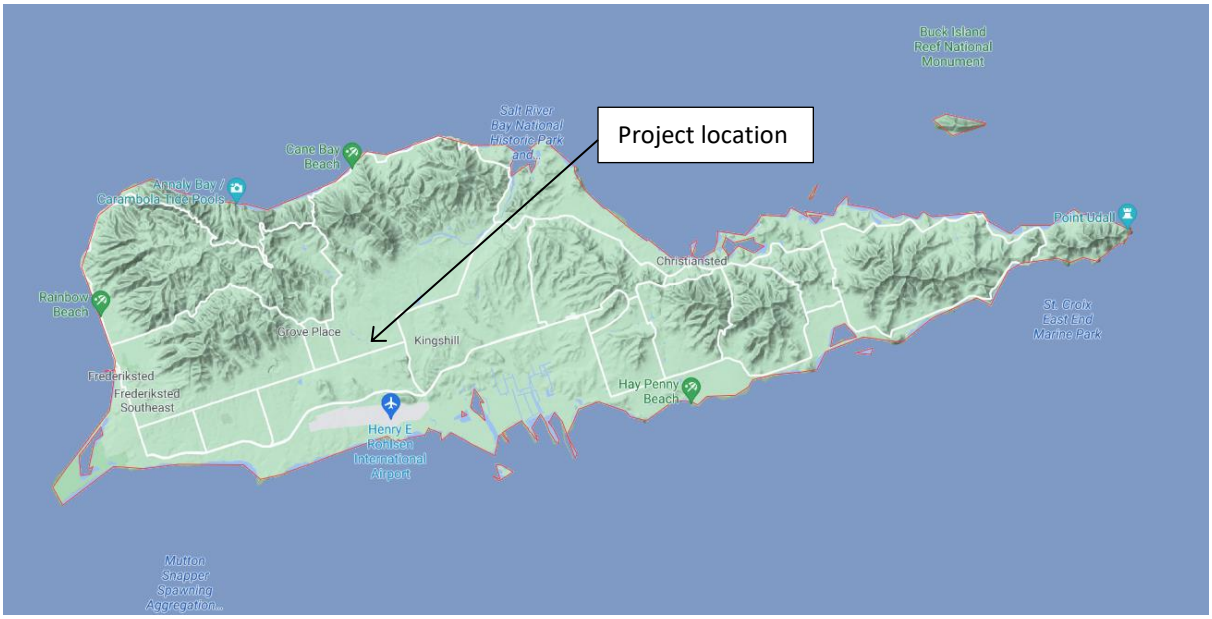

Figure 1 - USVI, St. Croix - Location Map, VIDA Administration Building

Figure 2 - USVI, St. Croix - Vicinity Map, VIDA Administration Building

DESCRIPTION OF PROJECT

The VIDA Administration Building was destroyed during Hurricane Maria in September 2017. The original Administration Building was a 1,990 SF single story building constructed of 6-inch masonry exterior with skim-coated interior and exterior walls with a painted finish, elevated concrete floor slabs, and a wood framed roof structure with a corrugated metal roof covering. The layout of the building was in a "C-shaped" configuration with an open centralized courtyard.

VIDA intends to demolish the Administration Building and proposes combining the program components of the existing Administration and Forestry Buildings into one replacement building in order to service the current and future needs of VIDA. VIDA is still in the design phase for the replacement building but intends to demolish the Administration Building while the replacement building design is in process. Therefore, the project for this Coastal Consistency Determination request is for the demolition of the Administration Building only. An additional request for Coastal Consistency Determination for the replacement of the Administration Building will be submitted once the replacement design and construction documents are finalized.

The demolition of the Administration Building will remove the existing elevated one-story masonry structure that was catastrophically damaged by Hurricane Maria. The proposed demolition project will impact only previously disturbed areas associated with the removal of the existing Administration Building, including the existing foundations. The proposed project is the initial step in the permanent restoration of the existing administrative services for the department of agriculture. The proposed project will begin as soon as all approvals have been finalized and will take an approximately 30-days to complete the demolition.

Boschulte Architecture, LLC submitted a permit application (on behalf of VIDA) to the Department of Planning and Natural Resources (DPNR) for the proposed demolition work on September 30, 2021. The "STX Administrative Building Demolition" drawings are included (pages 16 thru 19) for reference.

In addition, VIDA is currently finalizing the installation of the temporary modular unit to ease the strain on administrative support space. The Coastal Consistency Certification of Determination for this project was approved on August 23, 2021.

Figure 3 - South (Front) Elevation View of Administration Building - Post Storm

ENVIRONMENTAL IMPACTS

Climate/Weather

Once completed, the demolition of the existing Administration Building will not be affected by climate or weather. During demolition, rainfall will influence the open areas created by the demolition of existing building and foundations. Sedimentation and erosion controls will be implemented to ensure rainfall will not impact the nearby drainage way during demolition.

Prevailing Winds: The Virgin Islands lie in the "Easterlies" or "Trade Winds" which traverse the southern part of the "Bermuda High" pressure area, thus the predominant winds are usually from the east-northeast and east. These trade winds vary seasonally and are broadly divided into four (4) seasonal modes: 1) December to February; 2) March to May; 3) June to August; and 4) September to November. Below are the characteristics of these modes as taken from Marine Environments of the Virgin Islands Technical Supplement No. 1.

December to February:

During the winter the trade winds reach a maximum and blow with great regularity from the east-northeast. Wind speeds range from 11 to 21-knots about 60% of the time in January. This is a period when the Bermuda High is intensified with only nominal compensation pressure changes in the Equatorial Trough. The trade winds during this period are interrupted by "Northerners" or "Christmas Winds," which blow more than 20-knots from a northerly direction in gusts from one to three days. Such outbreaks average about 30 each year. They are created by strengthening of high-pressure cells over the North American continent, which, in turn, allow weak cold fronts to move southeastward over the entire Caribbean region. These storms are accompanied by intermittent rains, clouds, and low visibility.

March to May:

During the spring, the trade winds are reduced in speed and blow mainly from the east. Winds exceed 20-knots only 13% of the time in April. The change in speed and direction is the result of a decrease of the Equatorial Trough.

June to August:

Trade winds reach a secondary maximum during this period and blow predominantly from the east to east-southeast. Speeds exceed 20-knots at 23% of the time during July. The trend for increasing winds results from the strengthening of the Bermuda High and a concurrent lowering of the pressure in the Equatorial Trough. Trade winds during this period are interrupted by occasional hurricanes.

September to November:

During the fall, winds blow mainly from the east or southeast and speeds reach an annual minimum. Only 7% of the winds exceed 23-knots in October. The low wind speeds result from a decrease in the Equatorial Trough. During this period, especially during late August through mid-October, the normal trade wind regime is often broken down by easterly waves, tropical storms, and hurricanes.

Storms / Hurricanes:

There are numerous disturbances during the year, especially squalls and thunderstorms. These occur most frequently during the summer, lasting only a few hours and causing no pronounced change in the trade winds.

A tropical hurricane whose winds exceed 74 miles per hour is termed a hurricane in the northern hemisphere, and significantly affects the area. These hurricanes occur most frequently between August and mid-October with their peak activity occurring in September. The annual probability of a tropical hurricane is 1 in 16 years (Bowden, 1974).

Precipitation

The average annual precipitation on St. Croix is approximately 36.14 inches. Rainfall usually occurs in brief, intense showers of less than a few tenths of an inch and major rainfall events are associated with weather systems. The Virgin Islands have no sharply defined wet seasons. The wettest period generally is from August to November, and the driest period is from January to June. The average rainfall received between 2006 and 2020 is found in the table below.

U.S. Department of Commerce
National Oceanic & Atmospheric Administration
National Environmental Satellite, Data, and Information Service
Current Location: Elev: 61 ft. Lat: 17.7028° N Lon: -64.8056° W
Station: **CHRISTIANSTED AP, VI VQ VQW00011624**

Summary of Monthly Normals
2006-2020
Generated on 10/05/2021

National Centers for Environmental Information
151 Patton Avenue
Asheville, North Carolina 28801

Precipitation (in.)								
	Totals	Mean Number of Days				Precipitation Probabilities Probability that precipitation will be equal to or less than the indicated amount		
	Means	Daily Precipitation				Monthly Precipitation vs. Probability Levels		
Month	Mean	>= 0.01	>= 0.10	>= 0.50	>= 1.00	0.25	0.50	0.75
01	1.53	13.4	4.1	0.3	0.0	0.87	1.22	2.05
02	1.04	11.0	3.6	0.1	0.0	0.69	0.93	1.46
03	1.99	11.4	4.7	0.8	0.2	1.01	1.37	2.44
04	2.33	9.5	4.0	1.1	0.4	0.93	1.69	3.44
05	3.34	12.2	6.0	1.8	0.9	1.25	3.15	5.43
06	2.39	10.7	4.6	1.1	0.4	0.71	1.61	2.78
07	2.73	15.9	5.7	1.5	0.3	1.18	2.25	4.11
08	3.82	15.1	7.3	2.1	0.8	2.64	3.44	4.87
09	4.31	15.6	8.3	2.4	0.4	3.26	3.76	4.43
10	4.79	16.1	7.2	2.0	0.7	2.61	4.73	5.81
11	5.09	16.5	8.1	2.7	1.5	3.27	4.73	6.04
12	2.78	16.4	5.8	1.3	0.6	1.85	2.18	3.68
Summary	36.14	163.8	69.4	17.2	6.2	20.27	31.06	46.54

Empty or blank cells indicate data is missing or insufficient occurrences to compute value

Figure 4 - USVI, St. Croix - Summary Monthly Precipitation Rates (2006-2020).

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Summary of Monthly Normals
2006-2020
Generated on 10/05/2021

National Centers for Environmental Information
151 Patton Avenue
Asheville, North Carolina 28801

Temperature (°F)																						
Mean							Cooling Degree Days Base (above)						Heating Degree Days Base (above)				Mean Number of Days					
Month	Daily Max	Daily Min	Mean	Long Term Max Std Dev	Long Term Min Std Dev	Long Term Avg Std Dev	55	57	60	65	70	72	55	57	60	65	Max >= 100	Max >= 90	Max >= 50	Max <= 32	Min <= 32	Min <= 0
01	84.4	71.1	77.8	0.7	1.4	0.9	705.3	643.3	550.3	395.3	240.3	179.0	0.0	0.0	0.0	0.0	0.0	0.0	31.0	0.0	0.0	0.0
02	84.9	71.6	78.3	1.2	1.0	1.0	651.0	595.0	511.0	371.0	231.0	175.2	0.0	0.0	0.0	0.0	0.0	0.0	28.0	0.0	0.0	0.0
03	85.0	71.6	78.3	1.0	1.3	1.1	722.3	660.3	567.3	412.3	257.3	195.3	0.0	0.0	0.0	0.0	0.0	0.0	31.0	0.0	0.0	0.0
04	86.3	73.4	79.9	1.0	0.8	0.8	745.5	685.5	595.5	445.5	295.5	235.5	0.0	0.0	0.0	0.0	0.0	0.3	30.0	0.0	0.0	0.0
05	87.2	75.4	81.3	1.2	1.1	1.0	815.3	753.3	660.3	505.3	350.3	288.3	0.0	0.0	0.0	0.0	0.0	1.9	31.0	0.0	0.0	0.0
06	89.1	77.2	83.2	1.0	1.4	1.0	844.5	784.5	694.5	544.5	394.5	334.5	0.0	0.0	0.0	0.0	0.0	10.2	30.0	0.0	0.0	0.0
07	89.8	77.7	83.7	1.0	1.0	0.9	891.3	829.3	736.3	581.3	426.3	364.3	0.0	0.0	0.0	0.0	0.0	16.4	31.0	0.0	0.0	0.0
08	89.8	77.8	83.8	1.1	0.9	1.0	892.8	830.8	737.8	582.8	427.8	365.8	0.0	0.0	0.0	0.0	0.0	17.0	31.0	0.0	0.0	0.0
09	89.0	76.6	82.8	0.8	0.9	0.7	834.0	774.0	684.0	534.0	384.0	324.0	0.0	0.0	0.0	0.0	0.0	10.6	30.0	0.0	0.0	0.0
10	88.6	76.0	82.3	1.2	1.2	1.1	846.3	784.3	691.3	536.3	381.3	319.3	0.0	0.0	0.0	0.0	0.0	10.5	31.0	0.0	0.0	0.0
11	86.9	74.3	80.6	1.0	1.0	1.0	768.0	708.0	618.0	468.0	318.0	258.0	0.0	0.0	0.0	0.0	0.0	1.5	30.0	0.0	0.0	0.0
12	85.4	72.7	79.1	1.3	1.5	1.4	745.5	683.5	590.5	435.5	280.5	218.5	0.0	0.0	0.0	0.0	0.0	0.0	31.0	0.0	0.0	0.0
Summary	87.2	74.6	80.9	1.0	1.1	1.0	9462	8732	7637	5812	3987	3258	0	0	0	0	0.0	68.4	365.0	0.0	0.0	0.0

Empty or blank cells indicate data is missing or insufficient occurrences to compute value

Figure 5 - USVI, St. Croix - Summary Monthly Temperature Rates (2006-2020).

Landform Geology, Soils and Historic Land Use

The soil composition of the area of the Administration Building project site is Hogensborg clay loam, 0 to 2 percent slopes. The Hogensborg series consists of very deep, well drained, very slowly permeable soils on alluvial fans and terraces. They formed in clayey sediments. All work is being done in areas that have already been disturbed.

Figure 6 - The composition of soils within the area of the Administration Building demolition project. The project falls within the area of the yellow box area.

Typical Pedon: Hogensborg clay loam (Colors are for moist conditions)

A: 0 to 6 inches; very dark grayish brown clay loam; moderate fine and medium granular structure; firm, sticky, plastic; many fine and medium roots, few coarse roots; many medium and coarse wormcasts and insectcasts; about 5%, by volume, pebbles; slightly alkaline; clear smooth boundary.

AB: 6 to 13 inches; dark grayish brown clay loam; moderate fine and medium subangular blocky structure; firm, sticky, plastic; many fine and medium roots, few coarse roots; common pressure faces on peds; many medium and coarse wormcasts and insectcasts; about 5%, by volume, pebbles; slightly alkaline; clear wavy boundary.

Bss1: 13 to 23 inches; light olive brown clay; strong medium and coarse prismatic structure; very firm, sticky, plastic; common fine and medium roots that are flattened on primary surfaces; common large intersecting slickensides that have distinct polished and grooved surfaces; common fine and medium wormcasts; about 5%, by volume, pebbles; common fine and medium iron-manganese concretions; slightly effervescent; moderately alkaline; clear wavy boundary.

Bss2: 23 to 31 inches; light olive brown clay; strong coarse prismatic structure; very firm, sticky, plastic, few fine and medium roots that are flattened on primary surfaces; few large intersecting slickensides that have distinct polished and grooved surfaces; few fine and medium wormcasts; about 5 percent, by volume pebbles; common fine and medium iron-manganese concretions; few

fine faint yellowish brown masses of iron accumulation; strongly effervescent; moderately alkaline; clear wavy boundary.
Bkss1: 31 to 43 inches; light olive brown clay; strong medium and coarse prismatic structure; very firm, sticky, plastic; few fine and medium roots that are flattened on primary surfaces; few large intersecting slickensides that have distinct polished and grooved surfaces; many fine and medium masses of calcium carbonate; few fine and medium wormcasts; about 5%, by volume, pebbles; many fine and medium iron-manganese concretions; few fine faint yellowish brown masses of iron accumulation; strongly effervescent; moderately alkaline; abrupt wavy boundary.
Bkss2: 43 to 62 inches; light olive brown clay; strong medium and coarse prismatic structure; very firm, sticky, plastic; few fine and medium roots that are flattened on primary surfaces; few large intersecting slickensides that have distinct polished and grooved surfaces; many fine and medium masses of calcium carbonate; few fine and medium wormcasts; about 5%, by volume, pebbles; common fine and medium iron-manganese concretions; few fine faint yellowish brown masses of iron accumulation; strongly effervescent; moderately alkaline; abrupt wavy boundary**.**
2C: 62 to 76 inches; strong brown gravelly clay loam; massive; firm, slightly sticky, slightly plastic; few fine roots; common medium and coarse wormcasts; about 15%, by volume, pebbles; many medium and coarse iron-manganese concretions; few fine distinct brownish yellow masses of iron accumulation; strongly effervescent; moderately alkaline; abrupt wavy boundary.
3C: 76 to 88 inches; strong brown clay loam; weak medium subangular blocky structure; firm, slightly sticky, slightly plastic; few fine roots; about 10%, by volume, pebbles; few medium and coarse iron-manganese concretions; strongly effervescent; moderately alkaline.

Drainage, Erosion Control, and Maintenance

As the existing building is demolished and the site is cleared (as indicated on the demolition plans), drainage and erosion prevention best management practices (BMPs) shall be implemented throughout the construction site area to aid in the prevention of sediment-laden stormwater runoff. These BMPs shall be focused on areas with potential of erosion, and areas preceding infiltration practices. The erosion prevention measures shall be selected on a site-specific basis. In addition, any materials requiring to be stockpiled shall be properly stored so as not to be susceptible to runoff.

Examples of Erosion Prevention BMPs include, but are not limited to, silt fencing, construction entrance, concrete washout, surface roughening, erosion control blankets, turf reinforcement mats, and dust control. Information on the design and proper use of Erosion Prevention BMPs can be located in the Virgin Islands Environmental Protection Handbook, 2002.

Drainage Patterns

The proposed project will have no impact on existing drainage patterns once the overall demolition and replacement structure has been completed. The proposed new facility will be constructed based on the footprint of the original Administration Building.

Coastal Floodplain

The entirety of the proposed site falls within the FEMA Flood Zone A and is considered a Special Flood Hazard Area (SFHA). Sediment and erosion controls will be implemented in this area and any materials that need to be stockpiled overnight will be properly stored so as not to be susceptible to run off.

Figure 7 - USVI Advisory Flood Advisory Resource Map for proposed Administration Building project area. (panel 79 of 94).

Fresh Water Resources

The proposed demolition of the Administration Building will have no impact on freshwater resources. No freshwater ponds or streams occur within the project footprint and groundwater resources within the area are deeper than 80 inches; meaning below the depth of the proposed project.

Oceanography

The proposed project occurs well inland and will not be affected by sea storm events.

Marine Resources

The property is located entirely inland and will have no direct impact on the marine environment.

Terrestrial Resources

The proposed project will occur within existing previously developed areas. No natural terrestrial resources or any native flora or fauna will be impacted during the demolition of the existing Administration Building.

All existing larger trees along the adjacent access drive will be preserved.

Wetlands

The U.S. Army Corps of Engineers defines wetlands as "those areas that are periodically inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, bogs, marshes and similar areas." (U.S. Army Corps of Engineers, 1986).

The project will have no impact on wetlands, as there are no wetlands in, or adjacent to, the proposed project site.

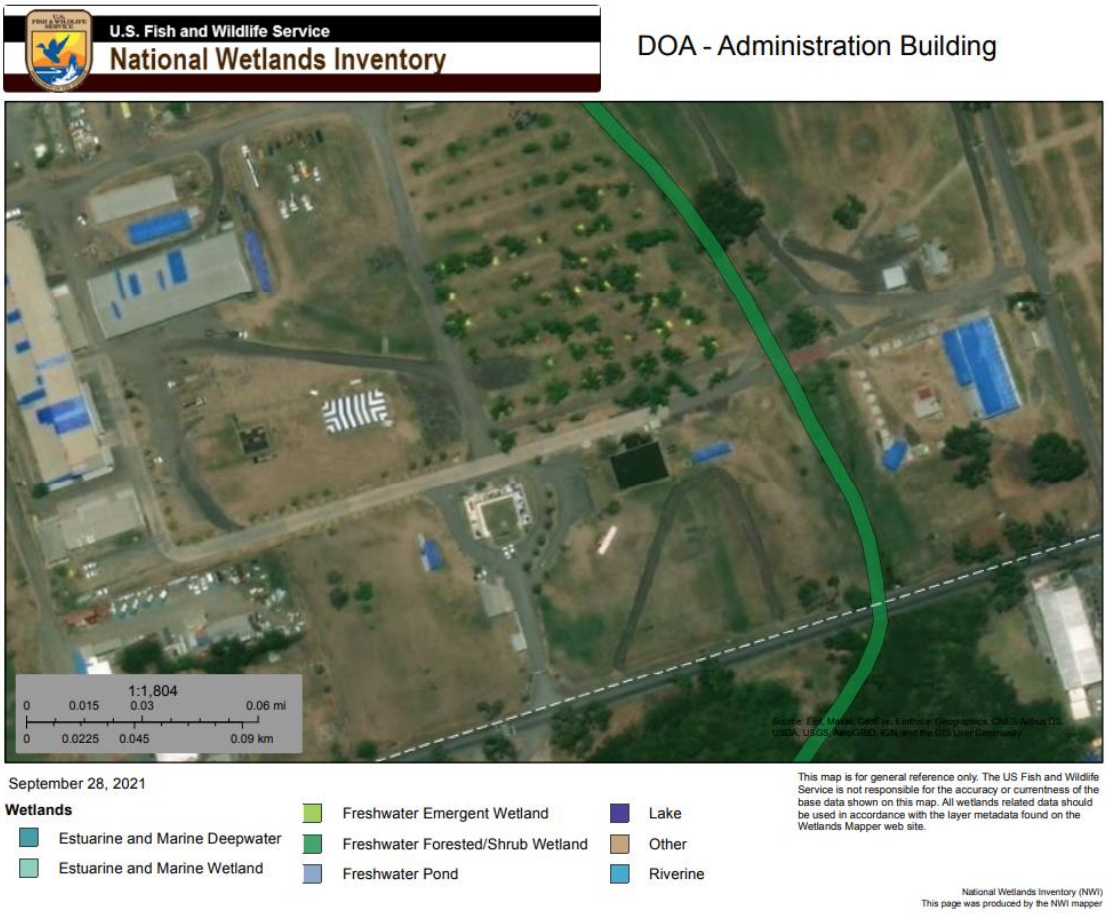


Figure 8 - The relationship between the proposed Administration Building demolition and wetlands.

Rare and Endangered Species

No endangered or threatened species or endangered species habitat exist within proposed project site. According to the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) project tool, no endangered species, critical habitat, or migratory birds are expected to be found within the proposed Administration Building's project site area.

There is an endangered ground lizard *(Ameiva polops)* found on the island of St. Croix, but this lizard is only found on Buck Island, Green Cay, Ruth Cay and Protestant Cay, locations outside of the proposed project site.

There are also three endangered plant species located on St. Croix *(Agave eggersiana, Buxus vahlii and Catesbaea melanocarpa)*, but these are primarily located in exposed, dry areas

- Five (5) known populations of *Agave Eggersianai* on St. Croix, all are well removed from the proposed project site.
- Three (3) known populations of *Buxus Vahlii* on St. Croix and all are well removed from the proposed project site.
- One (1) known population of *Catesbaea Melanocarpa* on St. Croix and it is also located outside the proposed project site.

Neither the endangered ground lizard nor any of the endangered plants species are found within the proposed project footprint.

Air Quality

All of St. Croix is designated Class II by the Environmental Protection Agency, in compliance with National Ambient Air Quality Standards. In Class II air quality regions open burning, visible air contaminants, particulate matter emissions, volatile petroleum products, sulfur compounds and internal combustion engine exhaust are all regulated (Virgin Islands Code Rules and Regulations).

There will be minor increases in emissions during the demolition phase of the existing Administration Building due to the use of heavy construction equipment that will create combustion engine exhaust. Upon project completion, air quality will return to pre-construction conditions.

IMPACT ON MAN'S ENVIRONMENT

Land and Water Use Plans

The project site is zoned Public (P) which complies with the Coastal Land and Water Use Plan, published 2004.

Impacts on the existing site: The proposed demolition of the Administration Building that was destroyed by Hurricane Maria is intended to be the initial phase of construction prior to the facilities replacement structure. The development planned for this site will maintain the existing perimeter footprint of the existing building.

Visual Impacts

The proposed demolition project will remove the existing Administration Building that was destroyed by Hurricane Maria for the eventual construction of a new facility to replace the existing function and capacity. The replacement building will thereby improve the visual appearance of the area and more specifically, the entrance approach to the Department of Agriculture's complex. As a result, this project will have a positive impact on the existing landscape.

Historical and Archaeological Resources

The proposed demolition of the Administration Building that was destroyed by Hurricane Maria is intended to be the initial phase of construction prior to the facilities replacement structure. The project only involves impact areas that have already been developed and will have no impact on any known historical or archeological resources. No undisturbed area will be affected. A clearance letter has been requested by VIDA from the State Historical Preservation Office (SHPO).

Waste Disposal and Accidental Spills

The Virgin Islands Waste Management Authority has specific guidelines and criteria for accepting construction debris. Any excess excavated material spoils and construction debris will be collected, taken off-site, and disposed of in accordance with all governing laws and regulations.

Equipment will be kept in good operational condition during the proposed project timeline and will not be fueled on site.

The selected demolition contractor shall be certified in the procedural requirements for the handling, containment, and disposal of any hazardous materials identified resulting from the demolition of the Administration Building. The handling and disposal of any hazardous materials shall of in strict accordance with all governing laws and regulations.

COASTAL CONSISTENCY

The proposed Administration Building demolition project has a negligible potential of impacting environmental resources, or ambient water quality during construction. As necessary, sedimentation and erosion control measures will be implemented during construction to ensure that no environmental impacts occur. The proposed project occurs only within previously altered areas and archeological monitoring will be conducted to minimize impact historical or cultural resources. Project activities will stop if historic remains or resources are encountered, and SHPO will be contacted to determine the best course of action.

The Coastal Zone Management Act of 1972 requires that federal actions, within and outside the coastal zone, which have reasonably foreseeable effects on any coastal use (land or water), or natural resource of the coastal zone be consistent with the enforceable policies of a state's federally approved coastal management program. The Administration Building demolition project, as proposed, will be undertaken in a manner consistent to the maximum extent practicable with the enforceable policies of the U.S. Virgin Islands' Coastal Zone Management (CZM) Program. This federal consistency determination demonstrates the Administration Building demolition project's compliance with the U.S. Virgin Islands' CZM Program.

The following policies are set forth in the U.S. Virgin Islands Code Title 12, Conservation Chapter 21, Virgin Islands Coastal Zone Management [V.I. Code tit. 12, § 903(b)]. The proposed Administration Building demolition project meets each of the basic goals of the USVI for its coastal zone. Additional details are as follows:

USVI Code Title Twelve Conservation, Chapter 21 § 903 (b)

(1) Protect, maintain, preserve and, where feasible, enhance and restore, the overall quality of the environment in the coastal zone, the natural and man-made resources therein, and the scenic and historic resources of the coastal zone for the benefit of residents of and visitors of the USVI.

- The proposed demolition of the Administration Building will remove the existing elevated one-story masonry structure that was catastrophically damaged by Hurricane Maria. The project will impact only previously disturbed areas associated with the removal of the existing building, including the existing foundations. The project will not impact any natural resources and will improve the visual image of the grounds of the Department of Agriculture. This project is located outside the coastal area and is therefore consistent with this policy.

(2) Promote economic development and growth in the coastal zone and consider the need for development of greater than territorial concern by managing: 1) the impacts of human activity and 2) the use and development of renewable and nonrenewable resources so as to maintain and enhance the long-term productivity of the coastal environment.

- The proposed demolition project will ultimately promote the economic development and growth in the coastal zone by providing a permanent Administration facility that will service the needs of VIDA as well as the community. The replacement facility will be designed with improved resilience in the event of future catastrophic weather events.

(3) Assure priority for coastal-dependent development over other development in the coastal zone by reserving areas suitable for commercial uses including hotels and related facilities, 15 industrial uses including port and marine facilities, and recreation uses.

- The proposed demolition project involves the complete removal of the existing Administration Building on the grounds of the Department of Agriculture. This project is located outside the coastal area and is therefore consistent with this policy.

(4) Assure the orderly, balanced utilization and conservation of the resources of the coastal zone, taking into account the social and economic needs of the residents of the USVI.

- The proposed demolition project will impact only previously disturbed areas associated with the removal of the existing Administration Building, including the existing foundations. The proposed project is the initial step in the permanent restoration of the existing administrative services for the department of agriculture. Establishment of the permanent facility will greatly enhance the social and economic needs of USVI residents.

5) Preserve, protect, and maintain the trust lands and other submerged and filled lands of the USVI so as to promote the general welfare of the people of the USVI.

- The proposed demolition project will not impact trust lands or other submerged or filled lands of the United States Virgin Islands.

(6) Preserve what has been a tradition and protect what has become a right of the public by ensuring that the public, individually and collectively, has and shall continue to have the right to use and enjoy the shorelines and to maximize public access to and along the shorelines consistent with constitutionally protected rights of private property owners.

- The proposed demolition project will in no way affect public access to, or use of, the shoreline. This demolition project is located well inland.

(7) Promote and provide affordable and diverse public recreational opportunities in the coastal zone for all residents of the USVI through acquisition, development, and restoration of areas consistent with sound resource conservation principles.

- The proposed demolition project will not affect public recreational opportunities in the coastal zone.

(8) Conserve ecologically significant resource areas for their contribution to marine productivity and value as wildlife habitats, and preserve the function and integrity of reefs, marine meadows, salt ponds, mangroves, and other significant natural areas.

- The proposed demolition project will impact only previously disturbed areas associated with the removal of the existing Administration Building, including the existing foundations. The project will have no impact on natural resources and will utilize best management practices (BMPs) to minimize areas of disturbance, thereby protecting adjacent habitats.

(9) Maintain or increase coastal water quality through control of erosion, sedimentation, runoff, siltation, and sewage discharge.

- The proposed demolition project will have no long-term change on sedimentation or erosion and will not result in the creation of wastewater. As necessary, the project will implement sedimentation and erosion control BMPs to prevent loss of sediment from the project site. Extreme caution will be exercised to minimize the ground disturbing activities to the perimeter building footprint.

The demolition of the Administration Building, as designed, maintains coastal water quality through control of erosion, sedimentation, runoff, and siltation and therefore is consistent with this policy of the Virgin Islands Code Title 12, Conservation, Virgin Islands Coastal Zone Management [V.I. Code tit. 12, § 903(b)].

The proposed demolition activity is consistent to the maximum extent practicable with the Virgin Islands Coastal Zone Management Program and will be conducted in a manner consistent with such program.

Demolition Drawings

Architect:

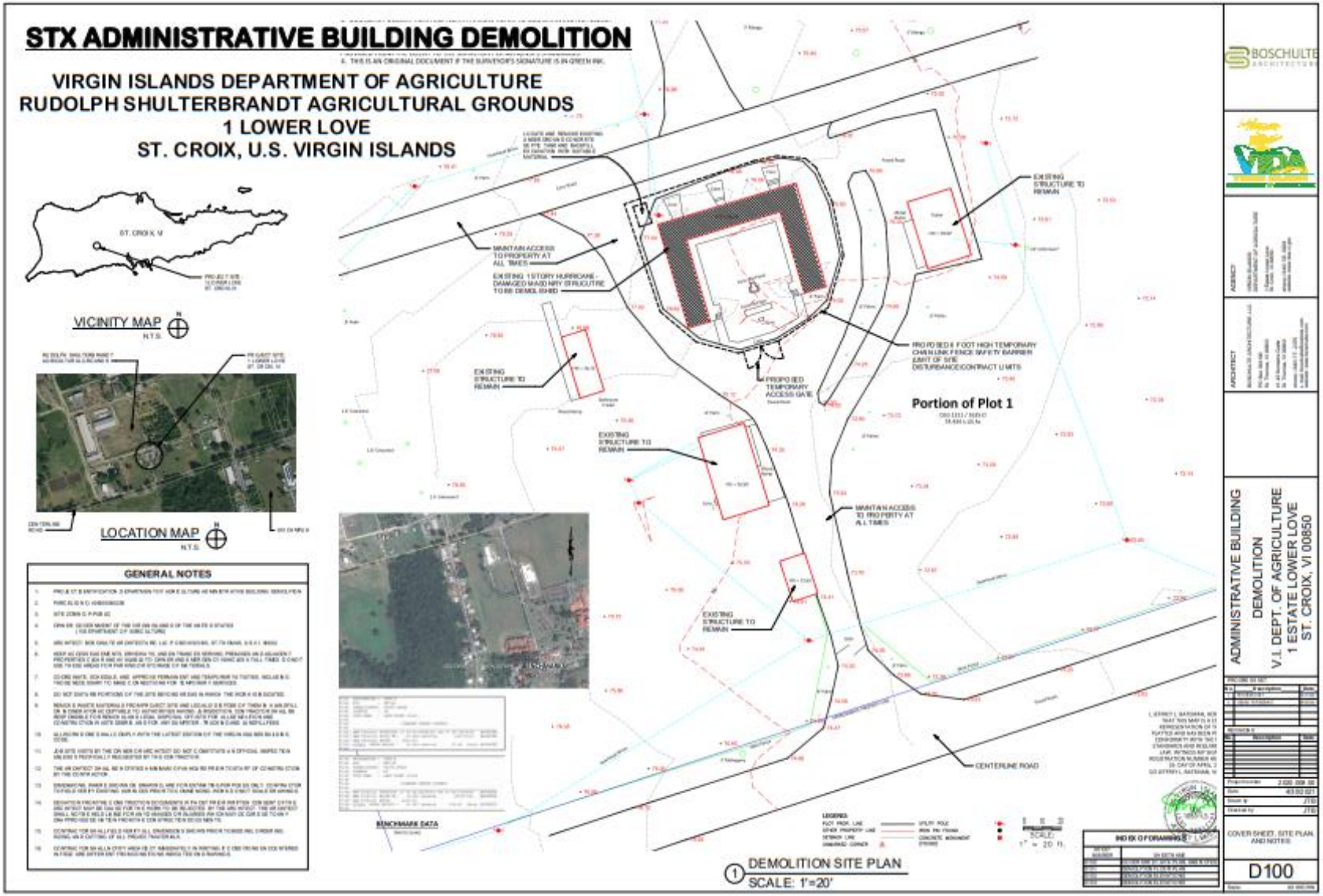
Boschulte Architecture, LLC
PO Box 303190
St. Thomas, VI 00603

41-42 Kongens Gade
St. Thomas, VI 00602

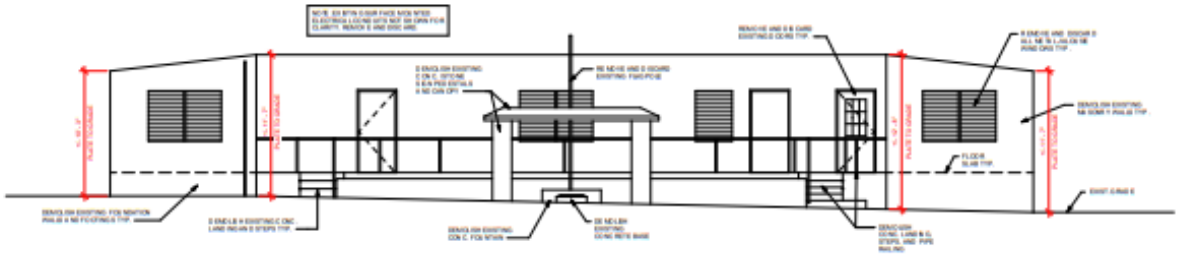
Phone: (340) 777-2375
Email: boschulte@outlook.com
Website: www.boschulte.com

Demolition Drawing Set:

Sheet #	Drawing Descriptions
D100	Demolition Site Plan, Location Map and General Notes
D101	Demolition Plan
D102	Existing South and West Exterior Elevations
D103	Existing North and East Exterior Elevations


STX ADMINISTRATIVE BUILDING DEMOLITION
VIRGIN ISLANDS DEPARTMENT OF AGRICULTURE
RUDOLPH SHULTERBRANDT AGRICULTURAL GROUNDS
1 LOWER LOVE
ST. CROIX, U.S. VIRGIN ISLANDS
VICINITY MAP
LOCATION MAP
GENERAL NOTES
MAINTAIN ACCESS TO PROPERTY AT ALL TIMES
EXISTING 1 STORY HURRICANE - DAMAGED MAID NPY STRUCTURE TO BE DEMOLISHED
EXISTING STRUCTURE TO REMAIN
PROPOSED 6 FOOT HIGH TEMPORARY CHAIN LINK FENCE SAFETY BARRIER LIMIT OF SITE DISTURBANCE/CONTRACT LIMITS
PROPOSED TEMPORARY ACCESS GATE
Portion of Plot 1
CENTERLINE ROAD
BENCHMARK DATA
LEGEND
SCALE: 1" = 20 ft.
1 DEMOLITION SITE PLAN
SCALE: 1"=20'
ADMINISTRATIVE BUILDING DEMOLITION
V.I. DEPT. OF AGRICULTURE
1 ESTATE LOWER LOVE
ST. CROIX, VI 00850
COVER SHEET, SITE PLAN, AND NOTES
D100

ADMINISTRATIVE BUILDING
DEMOLITION
V.I. DEPT. OF AGRICULTURE
1 ESTATE LOWER LOVE
ST. CROIX, VI 00850
D101
DEMOLITION PLAN
1/4" = 1'-0"



② EXISTING SOUTH ELEVATION
1/4" = 1'-0"

① EXISTING WEST ELEVATION
1/4" = 1'-0"

BOSCHULTE ARCHITECTURE

ADMINISTRATIVE BUILDING
DEMOLITION
V.I. DEPT. OF AGRICULTURE
1 ESTATE LOWER LOVE
ST. CROIX, VI 00850

DEMOLITION ELEVATIONS

D102

ADMINISTRATIVE BUILDING
DEMOLITION
V.I. DEPT. OF AGRICULTURE
1 ESTATE LOWER LOVE
ST. CROIX, VI 00850

D103

1 EXISTING NORTH ELEVATION
1/4" = 1'-0"

2 EXISTING EAST ELEVATION
1/4" = 1'-0"